

**INNSBRUCK IN AURORA**  
**2022 ANNUAL MEETING**

**November 10, 2022**

**CPMG Office Lobby 2620 S. Parker Rd., Aurora, CO 80014**

**Board members present:**

President/Treasurer:	Suzie Reinhardt
Vice President:	Dani Dora
Secretary:	Joe Giles
Director:	Ciani Williams
Director:	Martin Waters

**CPMG:** Debra Vickrey, Association Manager and John Wolfrum, Assistant. Minutes were taken and transcribed by Debra Vickrey.

Meeting called to order at 6:00 p.m. by Suzie Reinhardt. Certification of proxies and quorum. There was a quorum established with 12 proxies and 16 in attendance.

**Introductions:** The Board and CPMG introduced themselves

**Speaker:** Amanda Ashley, HOA Attorney

- Ms. Ashley gave a summary of the recent legislation HB1137 and its impact on both the costs, and the processes, for Innsbruck.
- She spoke on the attempts by the legislature to require HOAs to fully fund their Reserve Accounts and the financial impact should that become a reality.
- She gave a review of the process for changing the governing documents which would require a vote of the homeowners.
- Ms. Ashley briefly explained the term "fiduciary duty" as it relates to the responsibilities of the Board to act in the best interest of the homeowners.

**Speaker:** Aspen Reserves Presentation – Mike Kelson

- Mr. Kelson summarized the purpose of a reserve study and how funding recommendations are made. He Spoke about the need for increased funding to the reserves to meet future needs, especially given the HOA had only raised dues three times in eleven years. The recommended funding is 1.1 million dollars and at the time of the study the reserve balance was \$150,000.

**Annual Minutes:** October 13, 2021

- **Motion** to approve the minutes was duly made, seconded, and passed unanimously.

**President's Report:** Suzie Reinhardt

- Suzie provided a written President's Report which was distributed at sign-in. The report summarized accomplishments and challenges for the year. Report attached.

**Financial Report and Budget Presentation:** Suzie Reinhardt and Debra Vickrey

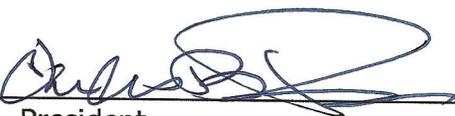
- Suzie provided a written update on the financial state of the Association. Report attached.

- Debra gave a summary of the budget process. She explained the materials provided in the annual meeting packet which included the adopted budget, charts, and graphs for a better understanding of income and expenses. **Election of Board Members:**
- Debra Vickrey announced there was one position open for election. The position is currently held by Joe Giles.
- Joe Giles expressed interest in reelection to the position.
- There were no nominations from the floor.
- **Motion** was duly made, seconded and passed to close nominations.
- **Motion** was duly made, seconded and passed to reelect Joe Giles to a 3-year term by acclamation.

**Homeowner Forum:**

- There were questions about the change of painting contractors from the past and if the same paint was being used. The Board responded the change was because the previous paint was no longer available and the new contractor offered a longer warranty for 5-years verses 3-years.
- Concerns were expressed about owner signage remaining on their fence.
- A suggestion was made to consider cancelling recycling to save \$300 per month because it doesn't appear many are taking advantage of the service. The Board agreed to discuss at a future Board meeting.
- Homeowners discussed the need for more sources of communications to include the use of newsletters, email, calendars for trash/recycling, and notices.
- There was discussion about whether there was interest in continuing an annual picnic and garage sale. There was no consensus, however, the discussion led to a suggestion the Board consider a social committee to provide recommendations for activities that will help create a stronger sense of community.

**Adjournment:** 7:46 PM

Minutes approved:  \_\_\_\_\_ 10-14-23  
 President Date  
 Charles B Reinhardt